

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - July 15, 1970

Appeal No. 10447 John J. Splawn, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of July 21, 1970.

EFFECTIVE DATE OF ORDER - September 14, 1970

ORDERED:

That the appeal for variance from the minimum lot area and width requirements, lot occupancy and waiver of one off-street parking space to permit erection of single family dwelling at 3616 N Street., NW., lot 78, Square 1223, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The subject property is improved with a two (2) story single-family dwelling.
3. Appellant proposes to raze the present structure and erect a new single-family structure.
4. Appellant alleged that the coverage of the new structure will be less than the coverage of the existing structure.
5. The new structure will be two (2) stories with basement and measure 15 ft. by 36 ft. The average width of the lot is 15 ft. by 60 ft. (See BZA Exhibit #2).
6. Appellant also requested a waiver of one off-street parking space.
7. No opposition was registered at the public hearing to the granting of this appeal.

Appeal No. 10447
September 14, 1970
PAGE 2

OPINION:

We are of the opinion that the appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations, as denial of the relief requested will prevent a reasonable use of the property as zoned. Granting of this appeal will not adversely affect the use of neighboring property nor impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY

Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.